

Thamesview130

Roscommon Way Canvey Island, SS8 0EQ



Thamesview¹³⁰

Block 5 (2,820 – 4,272 SQ FT)
Block 6 (2,548 - 4,794 SQ FT)


inner london group

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Canvey Island lies off the South East Coast of Essex within the Thames Estuary approximately 35 miles east of central London. The major towns of Southend-on-Sea and Basildon are approximately 7 miles east and 5 miles to the north of the site respectively.





Business Park Canvey | Roscommon Way Canvey Island SS8 0EQ


Thamesview¹³⁰


The site benefits from full planning consent for a new development of E (g), B2 and B8 industrial units. Our clients are bringing forward a warehouse / trade development ranging from approximately 2,820 – 4,794 sq. ft which will be available on a freehold basis.


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KINGSPAN CLADDING
25 YEARS WARRANTY
- 


STEEL FRAME CONSTRUCTION
- 


3 PHASE POWER & GAS
- 

GOOD CAR PARKING RATIOS
- 

STRONG OCCUPIER BASE
- 

PROMINENT TRADE LOCATION
- 

SURFACE LEVEL DOORS
- 

6.5m EAVES HEIGHT
- 

E(G), B2 OR B8 USES

DRIVE TIMES	DISTANCE	TIMES
A130	0.7 MILES	1 MIN
A13	7 MILES	10 MINS
A127	7 MILES	12 MINS
LONDON SOUTHEAST AIRPORT	11 MILES	22 MINS
LONDON GATEWAY	13 MILES	16 MINS
M25 J30	18 MILES	18 MINS
LONDON	38 MILES	50 MINS

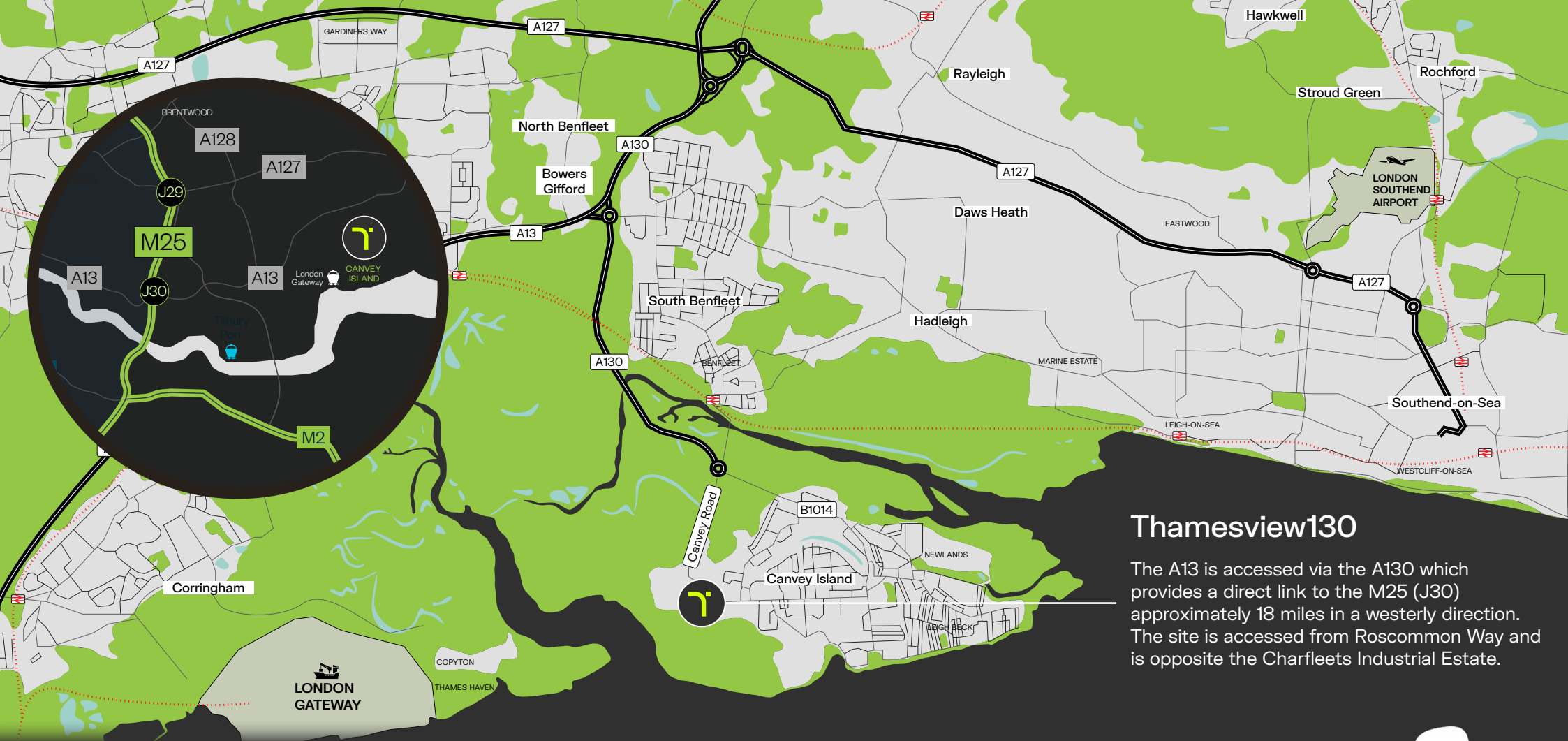


BLOCK 5 (PC IMMIMENT)

ACCOMMODATION	SQ FT	SQ M
UNIT 22	4,272	396.9
UNIT 23	4,251	395
UNIT 24	2,816	261.7
UNIT 25	2,820	262.2
UNIT 26	2,820	262
UNIT 27	2,820	262.2
UNIT 28	2,820	262.2
UNIT 28A	2,841	264

BLOCK 6

ACCOMMODATION	SQ FT	SQ M
UNIT 29	3,849	357.6
UNIT 30	2,567	238.5
UNIT 31	2,567	238.5
UNIT 32	2,548	236.8
UNIT 33	3,216	298.8
UNIT 34	3,189	296.3
UNIT 35	3,189	296.3
UNIT 36	4,794	445.4



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The A13 is accessed via the A130 which provides a direct link to the M25 (J30) approximately 18 miles in a westerly direction. The site is accessed from Roscommon Way and is opposite the Charfleets Industrial Estate.

Legal Costs

Each party to be responsible for their own legal costs incurred.

Price

We are offering these units on a Freehold basis. Further details including quoting price are available on request.

EPC

An Energy Performance Certificate will be issued on completion of the unit.

Service Charge

A service charge is applicable for the upkeep and maintenance of the common parts of the estate.



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